

**Grass Lawn Neighborhood  
Alternatives and Preliminary Recommendations**

**Cottage Housing Developments**

<b>Issue:</b>	Should Cottage Housing Developments be permitted in the Grass Lawn neighborhood?
<b>Description/ Background:</b>  <u>What is a cottage?</u> A cottage is a small, single-family detached dwelling unit, not greater than 1,000 square feet in total floor area that is developed at a density greater than the underlying zone. More than one cottage may occupy a single lot.  <u>More Housing Choices:</u> While unlikely to meet the definition of “affordable housing” at 80% of King County median income, cottages being smaller in size will be sold for less money than a larger traditional sized single-family home.	<b>Background</b>  As Redmond seeks to increase its supply and diversity of housing available to various income levels and family types and sizes, cottage housing is seen as a desirable option. Cottages provide a housing type that responds to changing household sizes and ages such as retirees, small families, and single-person households. They provide opportunities for ownership of small detached dwelling units within a single-family neighborhood and encourage the creation of more usable open space for residents through flexibility in density and lot standards. The Comprehensive Plan also specifically asks neighborhoods to consider allowing Cottage Housing Developments.  Cottage housing has received increased attention in our region as a way to meet the needs of a significant and growing share of the housing market. There are a number of successful examples that provide useful lessons including the Conover Commons cottage project in Redmond’s Willows/Rose Hill neighborhood, which is currently under construction. <i>(See attached article from Redmond’s FOCUS magazine and pamphlet of other cottage development examples).</i>  The CAC has expressed interest in considering cottages for the Grass Lawn neighborhood. Summary of comments on the issue we have heard so far include:  <u>CAC Members:</u> <ul style="list-style-type: none"><li>• Draft Grass Lawn neighborhood vision: ...<i>There are a variety of types of housing that blend in well with the neighborhood...</i></li><li>• Goals and Objectives of Grass Lawn neighborhood plan: <i>Keep a good mix in the neighborhood by offering a variety of housing styles...</i></li><li>• There should be an opportunity for those who work in Redmond to live in Redmond...</li><li>• There are too many \$500,000 and \$1,000,000 homes and not enough at the other end of the spectrum.</li></ul>

<p><u>Existing Cottage Housing Development Regulations:</u> See ordinance #2126 pg. 41-49 previously provided to you.</p> <p><u>Existing Design Regulations:</u> See ordinance #2126 pg. 7-22 previously provided to you. Note that not all regulations apply to Cottage Housing Developments but are addressed in the Cottage Housing Regulations.</p>	<p><b>Description</b></p> <p>Cottage Housing Developments are allowed in all areas of the City designated Low-Moderate Density Residential, when permitted through a neighborhood plan. Cottage Housing Developments contain a minimum of four and a maximum of 12 cottages located in a cluster around open space to encourage a sense of community among the residents. A development site may contain more than one cottage. Each cottage unit must be of a size and function suitable for a single person or very small family and have the construction characteristics of a single-family house. Cottage units may be located on platted lots or as units in a condominium type ownership arrangement and may share use of common facilities such as a party room, tool shed, garden, orchard, workshop or parking areas. The cottage site must be designed with a coherent concept in mind, including: shared functional open space, off-street parking, access within the site and from the site, and consistent landscaping.</p> <p>The City of Redmond has already decided to adopt regulations allowing cottage housing in the Willows/Rose Hill neighborhood for the following reasons: (1) cottages provide a housing type that responds to changing household sizes and ages (e.g. retirees, small families, single-person households); (2) cottages provide opportunities for ownership of small, detached dwelling units within a single-family neighborhood; (3) cottages encourage creation of more usable open space for residents of the development through flexibility in design and lot standards; (4) cottages support the growth management goal of more efficient use of urban residential land; and (5) cottages provide guidelines to ensure compatibility with surrounding land uses.</p> <p>Cottage Housing Developments are approved administratively by staff and are not reviewed by the City's Design Review Board. To help ensure high quality cottage designs that blend in well with their neighborhood, the Willows/Rose Hill neighborhood applied design guidelines to Cottage Housing Developments. The guidelines include requirements for:</p> <ul style="list-style-type: none"> <li>• <u>Variety and visual interest in building and site design.</u> Building and site design provide variety and visual interest to help provide compatibility with the character of the surrounding neighborhood. The repetitive use of the same combination of building features and site design elements within a development and between adjacent dwellings is prevented.</li> <li>• <u>Building Orientation.</u> The development provides active streetscapes that promote a more walkable and enjoyable neighborhood experience for residents. Dwelling, site and streetscape design should incorporate features that bring the primary living area of the dwelling toward the street.</li> </ul>
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<b>Alternatives:</b>	<ol style="list-style-type: none"> <li>1) <u>Allow Cottage Housing Developments to occur in the Grass Lawn neighborhood and require design standards.</u> Adopt the City's existing Cottage Housing Development Regulations, applicable existing design standards, and create a policy encouraging cottages in the neighborhood.</li> <li>2) <u>Allow Cottage Housing Developments to occur in the Grass Lawn neighborhood.</u> Adopt the City's existing Cottage Housing Development Regulations and create a policy encouraging cottages in the neighborhood.</li> <li>3) <u>Do not allow Cottage Housing Developments to occur in the Grass Lawn neighborhood.</u> Do not adopt the City's existing Cottage Housing Development Regulations or design standards or a policy encouraging cottages in the neighborhood.</li> </ol>
<b>Preliminary Staff Recommendation:</b>	<p>Staff recommends Alternatives 1 and 2. Cottages increase the types, sizes, and variety of prices of single-family homes available in the neighborhood. Cottages also encourage more home ownership opportunities for smaller-sized families. The requirement for design standards in Alternative 1 helps to ensure that cottages fit in well with the existing single-family neighborhood character.</p>